



PUBLISHED RESERVE: \$3,200,000

LAST ASKING: First Time Offered

SIZE: 357± Acres

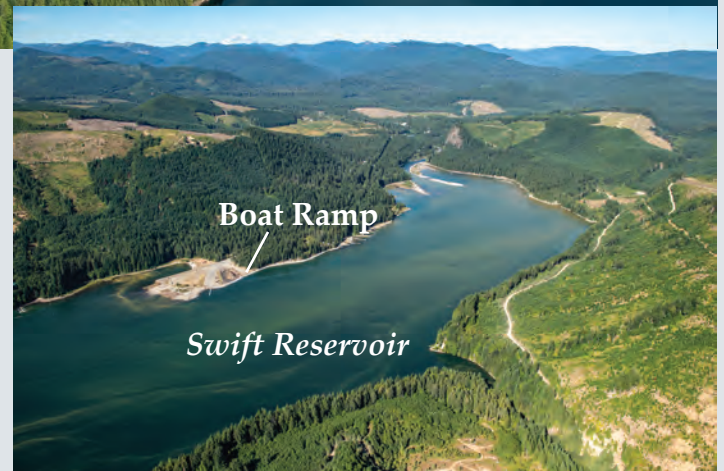
ELEVATION: 1,000± to 1,650± Feet

ZONING: SWFL20 (Swift Forest Lands 20 Zone)

PROPERTY INSPECTION: Locked Gate – Please Contact Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com for Combination

FINANCING: None – All Cash

DESCRIPTION: 357± acre Swift Reservoir Tree Farm, with well-stocked 31 to 38 year-old Douglas-fir, is located along the north shore of Swift Reservoir, a one hour drive east of I-5 at Woodland, Washington. The property has access from Lewis River Road (USFS Road 99), which is maintained year-round, and has one mile of high bank frontage along Swift Reservoir.



Swift Reservoir, on the North Fork Lewis River, is used by PacifiCorp for power development, and is open to the public for boating and fishing. PacifiCorp's Swift Forest Campground and Boat Launch is three miles east of the property. Northwoods – a private cabin community with store and marina – is also at east end of the reservoir.

The Tree Farm has a total of seventeen recorded 20-acre parcels, providing opportunity for a new owner to obtain additional value from development of up to 17 sites for off-grid cabins, with option under the zoning to cluster cabins on 56± acres located between Lewis River Road, and high bank of Swift Reservoir – each with spectacular views. See Supplemental Information Package for survey of the seventeen parcels.

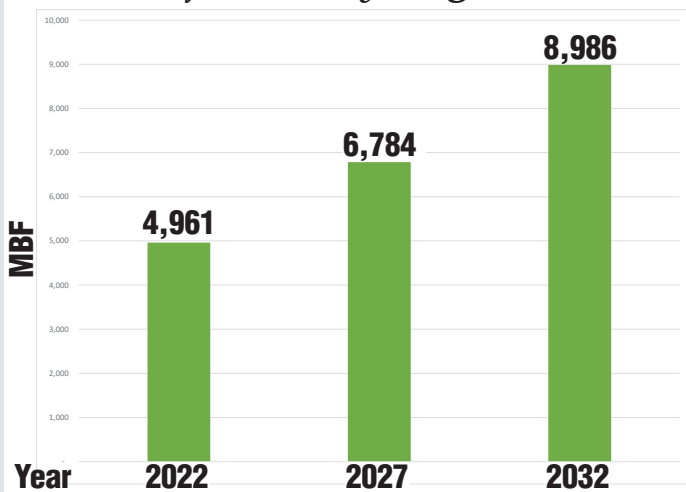
In addition, there is option to add value through sale or donation of a Working Forest Conservation Easement to extinguish development rights for the 17 cabin sites. Columbia Land Trust, in partnership with Washington Department of Natural Resources, recently helped facilitate conservation of 7,800± adjacent acres. Adjoining land owned by PacificCorp are being managed as an elk preserve by Rocky Mountain Elk Foundation. Total 2020-2021 taxes are \$680

The Tree Farm is Douglas-fir highly productive growing Site Class II. It has 178± acres of 31 to 35 year-old, 113± acres of 36 to 38 year-old, and 6± acres of 25 year-old Douglas-fir.

There is an estimated 4.9 million board feet, based on an August 2022 cruise by HFI Consultants, tree farm manager for the Seller. See Supplemental Information Package for timber cruise. It is projected that within ten years, or by 2032, the property will have a total of 9± million board feet, providing significant near-



Projected 10 year growth*



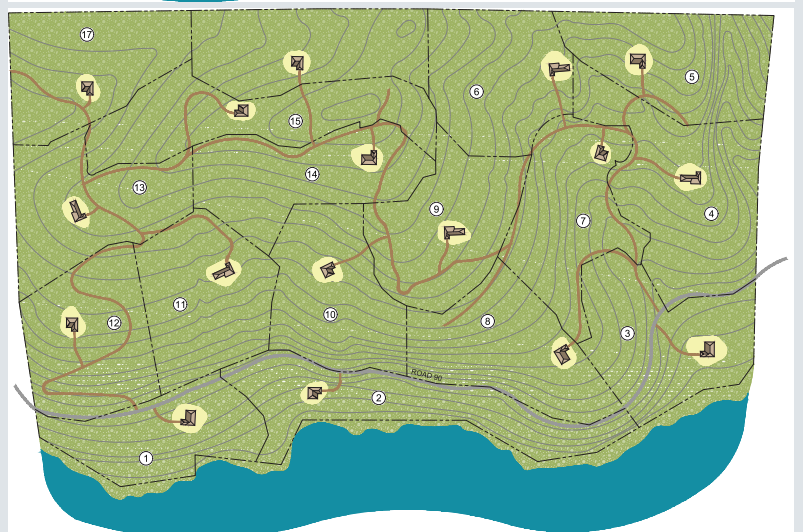
*HFI Consultants - based on 297± acres of 25 to 38 year old Douglas-fir

term asset growth and cash flow, based on an annual growth rate of 7%.

The property has a location strategic to both domestic and export log markets in southwest Washington. There is a good system of logging roads throughout the Tree Farm. It is estimated that 70% of the property is suitable for ground-based logging.

Acquisition of the 357± acre Swift Reservoir Tree Farm is a rare opportunity to obtain one of the last remaining private ownerships along the north shore of Swift Reservoir, with combination of near-term cash flow from timber harvests, and added value from either recreation development, or Working Forest Conservation Easement.

LOCATION: T7N, R6W, Section 30, APNs (See supplemental information package for 17 APN's) Skamania County, Washington



Above: Option to cluster 17 cabins on 2± acre parcels to maximize both tree farm and recreation views
Below: Each of the seventeen 20± acre parcels can accommodate a cabin

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022

or E-MAIL info@rmnw-auctions.com